

## HOME OCCUPATIONS

The Zoning Ordinance in the Code of the City of Wichita regulates the use of all properties within the city, and establishes standards for all zoning districts. Article IV-E of the code requires an annual fee of \$20.00 per year be paid for any occupation of business being conducted in a residential zoning district.

This Zoning Ordinance prohibits signs in a residential area except in conformance to those permitted under the Home Occupation Section of the ordinance.

It is necessary to complete the attached application in triplicate and return the white and blue copies to the **Office of Central Inspection, 7<sup>th</sup> floor, City Hall, 455 North Main, Wichita, Kansas 67202**. **Family Daycare Home applications shall include the white, blue, and pink copies.**

**When applying for a Daycare license, an inspection from the Fire Department will be required. Call 266-4441.**

Do not send payment with the application as the Treasurer's Office will bill you after the application is received and approved.

### ARTICLE IV-E. HOME OCCUPATIONS

The home occupation standards of this section are intended to permit the establishment of certain incidental and accessory home occupation uses in residential and rural area under conditions that will ensure their compatibility with the character of the subject area. They are intended to permit residents to engage in home occupations that are compatible with residential land uses and to ensure that home occupations do not adversely affect the integrity of residential and rural area. A home occupation shall be considered an accessory use, subject to the following standards.

**Definition.** A business, profession, occupation or trade conducted for gain or conducted entirely within a residential building or, when permitted within a structure that is accessory to a residential building.

1. **Where allowed.** Home occupation shall be permitted in any dwelling unit unless otherwise prohibited or restricted by this section.
2. **Use limitations.** In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the standards of this section.
3. **General Standards.** The following standards shall apply to all home occupations unless specifically modified by the standards of Sec. IV-E4.
  - a. No alteration of the principal building or premises shall be made which changes the character or appearance thereof.
  - b. The home occupation shall not occupy more than 50 percent of the gross floor area contained within the dwelling unit.
  - c. No equipment shall be used that creates noise, vibration, electrical interference, smoke or particulate matter emission, or odors that are in excess of ordinary and usual conditions prevailing in the immediate neighborhood as determined by the Zoning Administrator.
  - d. There shall be no outdoor storage of equipment, materials or vehicles used in the home occupation.
  - e. No more than one commercial vehicle may be parked or temporarily stored inside or outside of a building and the one permitted commercial vehicle shall not exceed two tons axle weight capacity.
  - f. No more than one person other than persons occupying such dwelling unit as their residence shall be employed.
  - g. No inventory (except articles produced by members of the immediate family residing on the premises) shall be displayed or sold on the premises.
  - h. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted accessory structure.
  - i. No sign shall be permitted larger than two square feet: provided that it shall not be illuminated and shall be mounted flat against the main face of the dwelling or building involved.
4. **SF-10 and SF-6 district standards.** The following standards shall apply in the SF-10 and SF-6 districts. In the event of conflict with the general standards of Sec. IV-E.3 the specific SF-10 and SF-6 district standards of this section shall control.
  - a. In the SF-10 and SF-6 districts, no persons shall be engaged in a home occupation other than persons occupying the subject dwelling unit as their residence.
  - b. In the SF-10 and SF-6 districts, no manufacturing or processing or conducting of a trade of any sort that shall be done and no inventory shall be displayed or sold on the premises.
  - c. In the SF-10 and SF-6 districts, the home occupation shall be conducted entirely within the main dwelling unit. If the SF-10 and SF-6, no home occupations shall be conducted within an accessory structure or garage, whether attached or detached.
  - d. In the SF-10 and SF-6 districts, no sign shall be permitted except when required by law. When such a sign is required, it shall not be larger than two square feet, provided that it shall not be illuminated and shall be mounted flat against the main face of the dwelling or building involved.
5. **Type of home occupations permitted.** Home occupations shall include the following list of occupations, plus uses which are similar in character, and all other occupations shall be prohibited:
  - a. Artists, authors or composers, dancers, music teachers, and other similar artists, including instruction thereof; provided that instruction shall be limited to no more than ten pupils at a time.
  - b. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, small appliance repairs, etc.
  - c. Office facilities for ministers, rabbis, priests.
  - d. Office facilities for architects, engineers, lawyers, doctors, dentists, and members of similar professions.
  - e. Office facilities for salespersons, when no retailing or wholesaling is made or transacted on the premises except through electronic means.
  - f. Office facilities for service-type businesses such as insurance agents, brokers, decorators, painters, business consultants, tax advisors, photographers; and
  - g. Personal services, such as dressmakers, seamstresses, tailors, barber shops, beauty shops.
  - h. Pet grooming, but not including veterinary services or boarding.

- i. Uses determined by the Zoning Administrator to be similar in character to those listed above, however, none of the following uses shall be deemed to be similar in character:

**Particular Home Occupations Prohibited.**

Permitted home occupations shall not, in any event, be deemed to include:

1. Animal care, except as provided in Sec. IV-E.7;
2. Auto and other vehicle repair except as provided in Sec. IV-E.7;
3. Funeral homes
4. Kennels and stables when carried on as a business activity.
5. Medical or dental clinics or hospitals.
6. Renting of trailers, cars or other equipment.
7. Restaurants except as provided in Sec. IV-E.7;
8. Tourist homes, except as provided in Sec. IV-E.7; and
9. Contractor's storage, except as provided in Sec. IV-E.7; and
10. Any use first allowed – by right or conditional use – in the LI Limited Industrial or GI General Industrial districts, unless specifically listed as permitted in Sec. IV-E.7.
11. Gun Dealers.